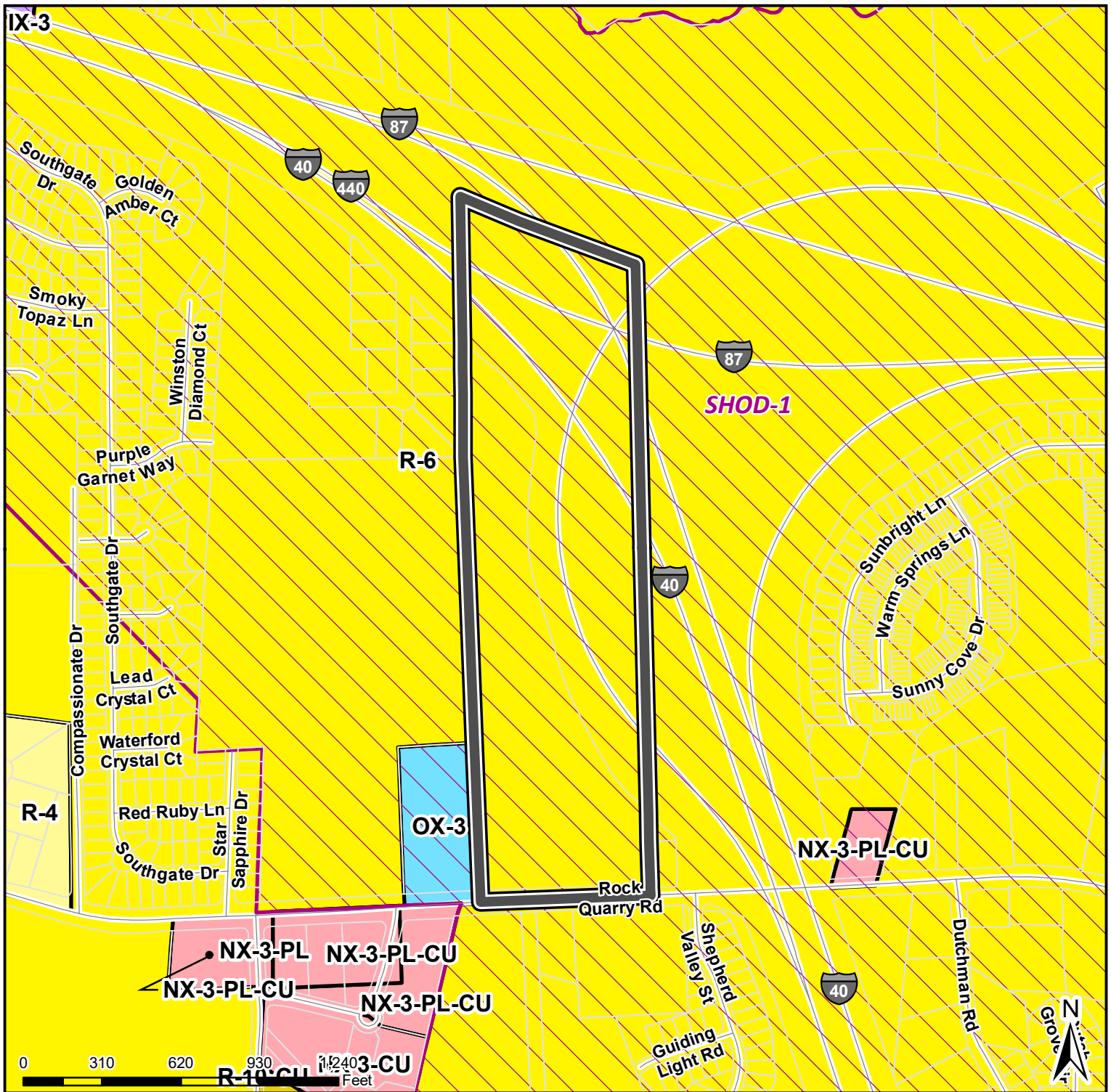
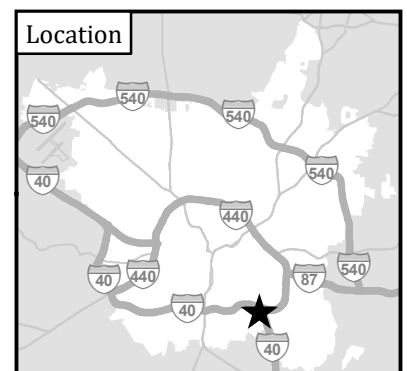


Existing Zoning

Z-21-2018



Property	3027 Rock Quarry Rd
Size	17.7 acres
Existing Zoning	R-6 w/SHOD-1
Requested Zoning	NX-3-PL-CU w/SHOD-1



Rezoning Application



AM10:25

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) SHOD-1

Proposed Zoning Base District NX Height 3 Frontage PL Overlay(s) SHOD-1

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

~~AUG 1 2018 AM12:36~~

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

525749

AUG 2 2018 AM10:26

GENERAL INFORMATION

Date 07/31/2018 Date Amended (1) Date Amended (2)

Property Address 3027 Rock Quarry Road

Property PIN 1712 98 5045

Deed Reference (book/page) 017082/01893

Nearest Intersection Rock Quarry Rd. and Shepherd Valley St.

Property Size (acres) 15.09 (For PD Applications Only) Total Units Total Square Feet

Property Owner/Address

Treasuring Christ Church
PO Box 46150
Raleigh, NC 27620

Phone 919-210-1027 Fax

Email scordell@tccraleigh.org

Project Contact Person/Address

Donald Curry, PE
205 S. Fuquay Ave.
Fuquay-Varina, NC 27526

Phone 919-552-0849 Fax 919-552-2043

Email don@curryeng.com

Owner/Agent Signature

Christopher Sean Cordell

Email don@curryeng.com

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction # Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. Zoning to Neighborhood Mixed Use is consistent with future land use. The property resides in a Low Density Residential area on the Future Land Use map.	
2. Zoning to Neighborhood Mixed Use is consistent with the urban form map, although the property does not reside in an Urban Form Center or Corridor.	
3.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1. The Mixed Use Rezoning for the church property will be consistent with the church's desire to be a community resource and asset. The church intends to provide a highly versatile facility which will benefit the surrounding neighborhood.	
2. The future church property development will be consistent with the future City of Raleigh/NCDOT road widening plans for Rock Quarry Road.	
3.	
4.	

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	Transaction # Rezoning Case #
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
 - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

Click [here](#) to view the Urban Form Map.

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p>

6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i> Response:
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i> Response:
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> Response:

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

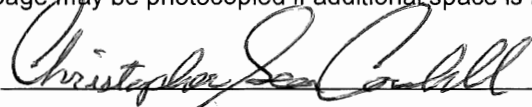
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #	
Date Submitted		
Existing Zoning R-6 Proposed Zoning NX		
Narrative of Zoning Conditions Offered		
1. Fueling stations are prohibited.		
2. Banks are prohibited.		
3. Bar/nightclub is prohibited.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature  Print Name CHRISTOPHER SEAN CORDELL

Date:

Re: (site location)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on ____ (date) _____. The meeting will be held at _____ (location) _____ and will begin at _____ (time) _____.

The purpose of this meeting is to discuss a potential rezoning of the property located at _____ (site address) _____. This site is current zoned _____ (zoning) _____ and is proposed to be rezoned to _____, (Please provide any relevant details regarding the request.)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit **www.raleighnc.gov** or contact the Raleigh City Planning Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on July 17, 2018 (date) to discuss a potential rezoning located at 3027 Rock Quarry Road (property address).
The neighborhood meeting was held at 2623 Sanderford Road, Raleigh (location).
There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

There was a general discussion of the nature of the rezoning. Don Curry presented to the attendees individually since they arrived at separate times.

General information presented included the nature of the rezoning from residential to NMX and the reason for the rezoning, including the church's desire to be a community resource and asset.

Don Curry explained that the rezoning was limited to the property in question. No other properties would be affected in the rezoning.

Don Curry explained that Rock Quarry Road was to be widened soon as well, either as part of the future church development or as a City of Raleigh/NCDOT widening project.

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Neighborhood Meeting

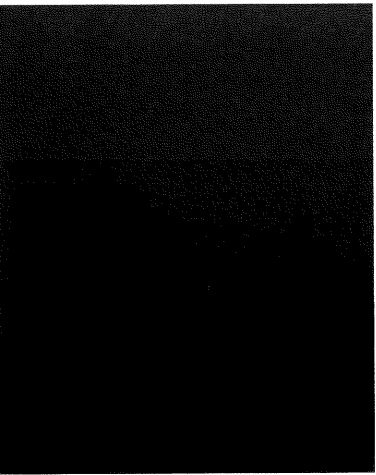
Treasuring Christ Church Rezoning **3027 Rock Quarry Road**

Wake County, NC
City of Raleigh

July 17, 2018



Prepared by:



Don Curry, P.E.
The Curry Engineering Group, PLLC
PO Box 2018
205 S. Fuquay Ave.
Fuquay-Varina, NC 27526
(919)552-0849

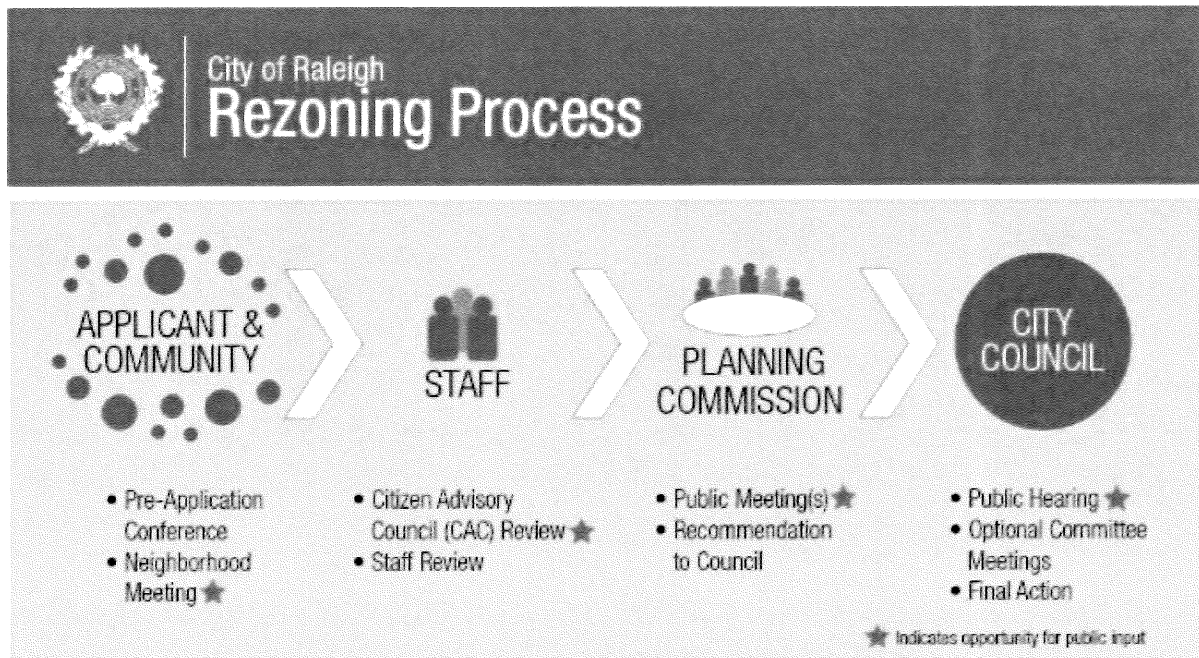
Property Address: 3027 Rock Quarry Road, Raleigh

Current Zoning: R-6

Proposed Zoning: NX-CU (Neighborhood Mixed Use, Conditional Use)

Pre-Application Conference: August 15, 2017

Neighborhood Meeting: July 17, 2018





June 29, 2018

Re: 3027 Rock Quarry Road

Dear Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Tuesday, July 17, 2018. The meeting will be held at the Sanderford Road Community Center (Multi-Purpose Room A), 2623 Sanderford Road, Raleigh and will begin at 6:00pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 3027 Rock Quarry Road. This site is currently zoned Residential (R-6) and is proposed to be rezoned to Neighborhood Mixed Use (NX).

The City of Raleigh requires that prior to the submittal of any rezoning of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions, I can be reached at 919-552-0849 or ed@curryeng.com.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919-996-2180 or rezoning@raleighnc.gov.

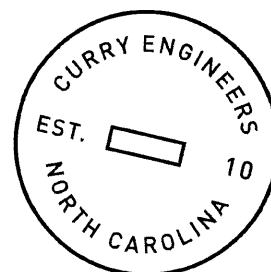
Thank you,
The Curry Engineering Group, PLLC

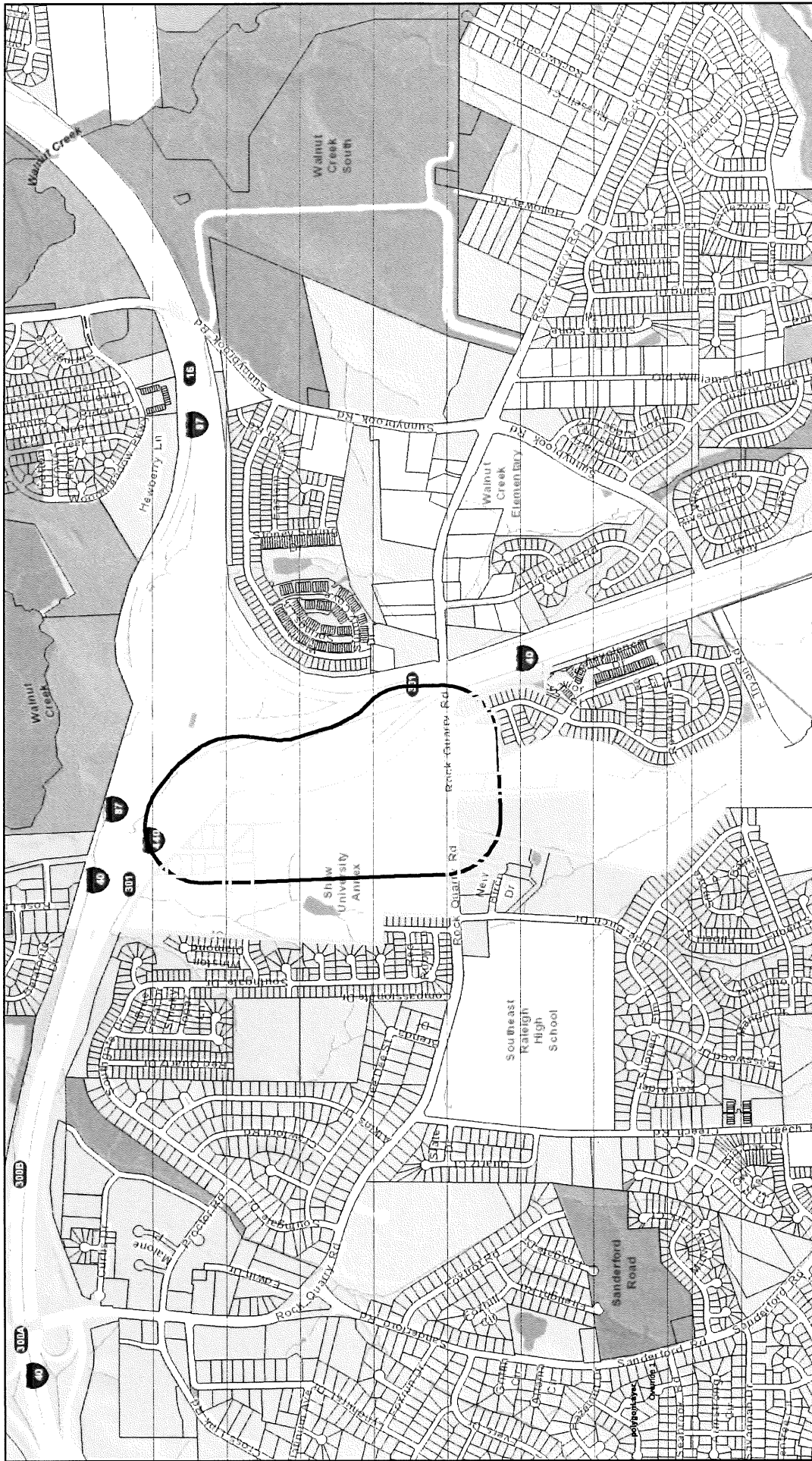
A handwritten signature in black ink that reads "Edward T. Loeffler".

Ed Loeffler
Associate

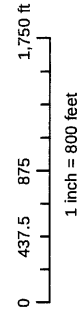
T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526





Treasuring Christ Church Neighbors



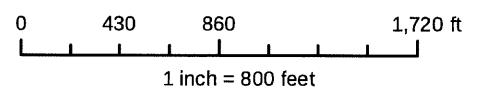
1 inch = 800 feet

Disclaimer

Maps makes every effort to produce and publish the most current and accurate information possible. However, errors and omissions do occur. Maps are not intended to be used for legal purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Treasuring Christ Church



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TREASURING CHRIST CHURCH

3027 ROCK QUARRY ROAD

REZONING
NEIGHBORHOOD
MEETING

July 17, 2018 – 6:00 to 7:00 PM

Sanderford Road Community Center

Multi-Purpose Room A



July 18, 2018

City of Raleigh – Planning Department

One Exchange Plaza, Suite 304
Raleigh, NC 27601

RE: Treasuring Christ Church Rezoning Neighborhood Meeting
 Meeting Minutes

Purpose of Meeting: Property located at 3027 Rock Quarry Road is scheduled to apply for rezoning from Residential-6 (R-6) to Neighborhood Mixed Use (NX). As part of the rezoning petition process, a neighborhood meeting is required to be held with adjacent properties within five hundred feet of the subject properties. These adjacent properties were sent invitation letters on June 29, 2018 inviting them to a neighborhood meeting to be held on July 17, 2018.

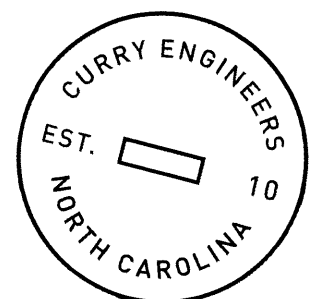
Date & Time: The meeting was held on July 17, 2018, from 6pm-7pm, at the Sanderford Road Community Center, Multi-Purpose Room A, at 2623 Sanderford Road located approximately 1.5 miles from the subject property.

Attendance: Attendees are listed below. Also see attendance roster.

Don Curry	Curry Engineering – Engineer
C. Sean Cordell	Treasuring Christ Church
John Mark McCallum	Treasuring Christ Church
M. Durwood Stephenson	Stephenson General Contractors
Jimmy Boykin	Stephenson General Contractors
Eibhar Salazar	Neighbor
Earnest Logan Jr.	Neighbor

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



Meeting Minutes:

Mr. Curry (Curry Engineering Group) began the meeting at 6:00 pm by introducing the property that will be part of this rezoning application. Handouts were provided with the subject properties outlined in red. Mr. Curry explained that this property is currently zoned R-6 (Residential-6) and this rezoning application was being submitted due to Treasuring Christ Church's intention to develop a church property, which would be rezoned NX (Mixed Use).

After the overview of the rezoning, Mr. Curry addressed any questions from the attendees, and the meeting was concluded by 7pm.

Summary of Discussion/Issues:

There was a general discussion of the nature of the rezoning. Mr. Curry presented to the attendees individually since they arrived at separate times. General information presented included the nature of the rezoning from Residential to Neighborhood Mixed Use and the reason for the rezoning, including the church's desire to be a community resource and asset. Mr. Curry explained that the rezoning was limited to the property in question. No other properties would be affected in the rezoning. Mr. Curry explained that Rock Quarry Road was to be widened soon as well, either as part of the future church development or as a City of Raleigh/NCDOT widening project.

END OF MINUTES

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Loeffler', written in a cursive style.

Ed Loeffler
Associate